

**TOWN OF ARLINGTON  
MINUTES OF THE PERMANENT TOWN  
BUILDING COMMITTEE MEETING  
TUESDAY, SEPTEMBER 19, 2017**

Location: Town Hall Annex, 2nd Floor Meeting Room

Present: John Cole, Chairman  
Adam Chapdelaine  
Allen Reedy  
Bill Hayner  
John Maher  
Ruthy Bennett  
Bob Jefferson  
John Danizio

Guests: Burt Barachowitz, PMA  
Brian DeFilippis, PMA  
Lee Rich, DRA  
Rob Juusola, NV5  
Laurie Cowle, HMFH  
Regan Shields Ives, Feingold & Alexander  
Phil Conroy, Shawmut  
Kathy Bodie, Superintendent of Schools  
Kristin DeFrancisco, Principal of the Hardy School  
Karen Donato, Principal of the Thompson School  
Michael Hanna, Principal of the Stratton School

Absent: Brett Lambert

The meeting was called to order by the Chairman at 7:30 PM.

**THOMPSON SCHOOL**

Burt and Brian gave an update on the progress of the work with assistance from Laurie. Brian handed out the OPM Report dated September 19, 2017, listing the particulars of the various trades and work that has been progressing. The major remaining issues are installation of fire-proof glass, glazing, landscaping, and installation of the ceramic wall tile on the first floor.

On a motion by Chapdelaine, seconded by Reedy, the following invoices were unanimously approved:

1. HMFH in the amount of \$16,000;
2. School furnishings in the amount of \$3,520;
3. School furnishings in the amount of \$843;
4. School furnishings in the amount of \$1,075; and
5. Creative Office Pavilion in the amount of \$7,984.56.

## **STRATTON SCHOOL**

Mr. Juusola and Mr. Rich gave an update on the work. Landscaping is ongoing, and the Punch List is almost complete. There was an issue with card access, but it is being resolved.

Mr. Juusola and Mr. Rich provided a handout detailing particulars of Change Order #12 in the amount of \$213,925.35. Mr. Jefferson requested more information concerning a certain landscaping charge, which may have been incurred prior to Committee input.

On a motion by Reedy, seconded by Chapdelaine, a professional services contract for Larson Company for landscaping was unanimously approved in the amount of \$7,073.

## **GIBBS SCHOOL**

Mr. Conroy brought to the attention of the Committee a substantial issue concerning the existence of asbestos in certain window frames in the buildings. The existence of this asbestos could not have been seen prior to the removal of the windows to allow for the installation of new windows. The additional cost of such removal is estimated at \$75,000.

On a motion by Jefferson, seconded by Hayner, the Committee voted unanimously to authorize such work.

## **DPW YARD**

On a motion by Hayner, seconded by Jefferson, the architectural firm of Weston and Sampson was unanimously approved subject to successful negotiations. On a motion by Maher, seconded by Hayner, an invoice from KVA, the OPM for the DPW Yard was unanimously approved.

## **COMMUNITY SAFETY BUILDING**

Mr. Chapdelaine and Mr. Cole gave a summary of the Mediation session between the Town and Colangeli Construction Company in regard to the claims made by the contractor against the Town. The amount of the claim by the contractor was in the amount of \$301,000. The Town had countered with a \$31,000 amount. It was based upon a calculation of a *per diem* rate multiplied by the extended contract time. The Committee had previously voted in Executive Session to authorize a settlement not to exceed \$125,000. Attorney James Peloquin, the Town's outside counsel, had estimated that the legal fees associated with the litigation would be at least \$100,000. The parties have agreed to a settlement of \$100,000. All members of the Committee thought this was a good result for the Town, and it was unanimously approved on a motion by Maher, seconded by Hayner.

## **HOUSEKEEPING**

On a motion by Chapdelaine, seconded by Hayner, the minutes of the September 5, 2017 meeting were unanimously approved.

Mr. Cole indicated that he wished to stand down as Chairman. Members were unanimous in their sentiment that Mr. Cole had been an excellent Chairman and thanked him for his efforts during his tenure. On a motion by Maher, seconded by Hayner, Allen Reedy was unanimously elected as the new Chairman.

On a motion by Maher, seconded by Jefferson, to adjourn at 9:08 p.m., and it was unanimously voted.

Respectfully submitted,

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John F. Maher, Clerk Pro Tem